



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

AUGUST 2, 2001

PRESENT: Fruit, Kennett, Martin, Pyle, Simon

ABSENT: None

LATE: None

STAFF: Planning Manager, PM Rowe, Senior Planner (SP) Linder and Business Assistance and Housing Services Manager (BAHSM) Maskell.

REGULAR MEETING

Chair Fruit called the meeting to order at 7:03 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Fruit opened the public hearing.

Wayne O'Connell, 2065 Malbec Place, requested time to talk to the Board regarding the review of residential projects.

There being no one else present who wished to speak, the public hearing was closed.

MINUTES:

June 21, 2001

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE JUNE 21, 2001 MEETING. THE MOTION PASSED

UNANIMOUSLY BY THOSE BOARD MEMBERS PRESENT.

NEW BUSINESS:

1. **SITE REVIEW, SR-00-30: ADAMS - RAR CONSTRUCTION:** A request for site, landscape and architectural plan approval for the construction of four light industrial buildings (93,000 sf total) on a 5.901-ac. site. The subject property is located at 18800 Adams Ct. in the ML, Light Industrial zoning district.

MOTION/ACTION:

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE NEGATIVE DECLARATION. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE, SIMON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

BOARD MEMBERS KENNETT/PYLE MOTIONED FOR THE APPROVAL OF RESOLUTION NO. 01-01, WITH THE ADDITION OF A CONDITION STIPULATING THAT PRIOR TO ISSUANCE OF BUILDING PERMITS, HANDICAP ACCESSIBILITY SHALL BE ADDRESSED AND ANY SUBSTANTIAL CHANGES TO THE BUILDING SHALL BE RETURNED FOR BOARD REVIEW. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE, SIMON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **SITE REVIEW, SR-01-13: KEYSTONE-MARTIN:** A request for site, landscape and architectural plan approval for the construction of a 5,256 sq. ft. mixed office/ residential building to be located at 20 Keystone Ave. in the CC-R, Central Commercial-Residential zoning district.

MOTION/ACTION:

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION NO. 01-02, SUBJECT TO THE ADDITION OF THE FOLLOWING CONDITIONS: 1) DUE TO UBC REQUIREMENTS, EAST OR WEST ELEVATIONS ARE MODIFIED AND THAT THE BUILDING ELEVATIONS MUST BE RETURNED FOR BOARD APPROVAL; 2) B1, AN ARBORICULTURIST SHALL BE RETAINED TO PROVIDE PEER REVIEW OF ARBORIST RECOMMENDATIONS FOR THE REDWOOD TREE; 3) D1, APPLIES TO ALL PLANTER AREAS EXCEPT THE ONE AT THE REAR OF THE BUILDING. 3 FT. WIDTH IS ACCEPTABLE; 4) PAGE 17, #3, CHANGE ANODIZED TO COLORED; 5) PAGE 17, #4, ALLOW DECK MATERIAL TO BE THE RECYCLED PLASTIC MATERIAL USED BEHIND THE VILLAS; 6) PAGE 17, #9, THE NORTH ELEVATION SHALL BE MODIFIED THROUGH

EITHER A NOTICEABLE CHANGE IN TEXTURE, COLOR OR MATERIAL. THIS IS TO BE LEFT TO THE ARCHITECTS DISCRETION; 7) DELETE ITEM #10 ON PAGE 17; 8) PAGE 17, #13, MODIFY TO COMPLY WITH THE CITY'S FLOOD ORDINANCE. ANY SIGNIFICANT MODIFICATIONS THAT RESULT DUE TO THE FF ELEVATION SHALL BE RETURNED TO THE BOARD FOR APPROVAL; 9) ADDITION OF A CONDITION REQUIRING THAT THE "GOOD NEIGHBOR" FENCE BE CONSTRUCTED OF EITHER REDWOOD OR CEDAR. THE FENCE DESIGN SHALL BE THE VERTICAL OVERLAPPING BOARDS WITH THE TOP AND BOTTOM CHANNEL RAILS; AND 10) ADDITION OF A CONDITION CLARIFYING THAT THE ROOF MATERIAL MUST BE TILE. THE COLOR OF THE ROOF TILE SHALL BE COMPLEMENTARY TO THE COLOR PALLETTE ON FILE. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE, SIMON

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

OTHER BUSINESS:

- 3. SITE REVIEW, SR-01-21: FIFTH-COMMUNITY PLAYHOUSE:** Review of a schematic design for the renovation of the existing Temple Emmanuel Church building, to be used as a community playhouse, located on the corner of Fifth Street and Monterey Road in the CC-R, Central Commercial-Residential zoning district.

COMMENTS:

- Building needs additional relief on east side.
- Metal roll-up door should be eliminated in favor of barn-type doors or doors that swing out.
- The asymmetrical positioning of the windows on south side of the building should be addressed.
- The flat roof sections could present a maintenance problem. Precaution should be taken with construction technique to make more reliable.

- 4. ZONING AMENDMENT, ZA-01-05: MONTEREY-SOUTH VALLEY DEVELOPERS:** Review of a proposed mixed office/retail Planned Unit Development (PUD) on a 6.22-acre site located at 18605 Monterey Road, at the intersection of Cochrane Road and Monterey Road.

Jim Steward with Cochrane Chevron, 851 Cochrane Road, addressed the Board, stating that he wanted _____ to ensure ARCO is held to the same standards as Chevron.

COMMENTS:

- Greater architecturality expectations for gateway area.
- Architecture should relate better to Historic Madrone Area.
- Gas station layout is inappropriate.
- Retail building should be moved to corner and fast food restaurant moved to interior of project.

- Gas station pump area not appropriate for corner.
- Architecture proposed is not of a superior level.
- Pump area should be completely hidden. Significant landscaping and architecture needed.
- Would like to have workshop to discuss project with City Council.

5. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

No discussion held.

ANNOUNCEMENTS

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 10:45 p.m.

MINUTES PREPARED BY:

TERRY LINDER